

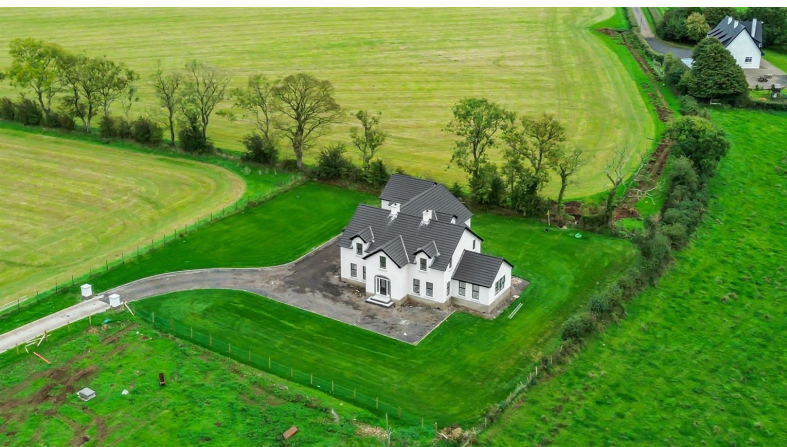


24 Tullywest Road, Nutts Corner, Crumlin, BT29 4SP

- New Build Detached Family Home (c.3,600 Sq Ft)
- Four Separate Reception Rooms
- Bathroom Plumbed For Four Piece Suite
- Utility Room; Furnished Cloakroom
- Generous Site Extending To c.0.60 Acres
- Five Bedrooms; Two With En Suite
- Kitchen Through Living / Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway Area; Large Detached Garage
- Rural Aspects; Convenient Location

Offers Over £650,000

EPC Rating





PROPERTY DESCRIPTION

ACCOMMODATION

RECEPTION HALL

Composite, double glazed front entrance door with contrasting PVC double glazed side screens and matching arched fan light over. Stairwell leading to first floor. Access to under stairs store. Walk in storage cupboard.

LOUNGE 27'5" x 14'3"

Dual aspect windows. Recess for wood burning stove. Access to kitchen. Open arch into sun lounge.

SUN LOUNGE 16'2" x 13'7"

Triple aspect, PVC double glazed windows with matching PVC double glazed French patio doors leading to rear garden. Vaulted ceiling. Rural views.

FAMILY ROOM 19'10" x 17'4" (into bay)

Dual aspect windows with box bay window to side elevation. Recess for wood burning stove. Access into kitchen/dining room.

KITCHEN THROUGH DINING ROOM 28'9" x 15'11"

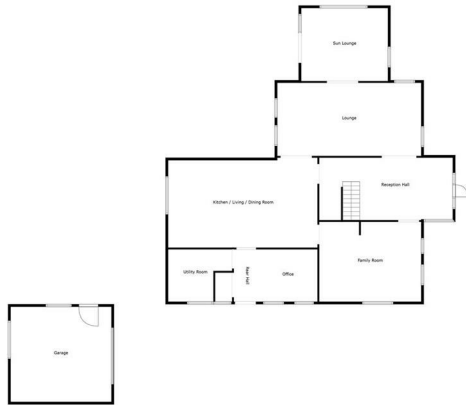
First fix and plumbed for installation of kitchen. PVC double glazed French patio doors leading to rear garden.

REAR HALL

Composite, double glazed door to driveway.

UTILITY ROOM 12'0" x 10'0" (wps)

First fix ready and plumbed for installation of appliances, flooring and storage units.



Provision is for Discretionary Purposes Only And is Not To Scale

FURNISHED CLOAKROOM 5'9" x 3'1"

Plumbed for two piece suite.

OFFICE / GAMES ROOM 11'5" x 10'0"

Twin PVC double glazed windows.

FIRST FLOOR

GALLERY STYLE LANDING

Recess for study/office area. Walk in hot press. Access to roof space.

PRINCIPAL BEDROOM 15'10" x 14'6" (wps)

Twin PVC double glazed windows to rear elevation, enjoying elevated rural views.

WALK IN WARDROBE 10'0" x 7'3"

Light, power and radiator.

EN SUITE SHOWER ROOM 10'0" x 6'7"

Plumbed for three piece suite encompassing shower enclosure, wash hand basin and WC.

GUEST BEDROOM 14'3" x 13'2" (wps)

Dual aspect windows.

EN SUITE SHOWER ROOM

Plumbed for three piece suite encompassing shower enclosure, wash hand basin and WC.

BEDROOM 3 14'3" x 13'7"

Dual aspect windows, enjoying elevated rural views.

BEDROOM 4 14'3" x 13'4"

Dual aspect windows, enjoying elevated rural views.

BEDROOM 5 14'11" x 10'1" (wps)

Elevated rural views.

DELUXE FAMILY BATHROOM 14'0" x 11'2" (wps)

Plumbed for four piece suite encompassing bath, separate shower enclosure, wash hand basin and WC.

EXTERNAL

Newly installed, concrete laneway accessed by two houses only, (to include number 26), leading to twin pillars with electricity supply in situ.

Generous sized, private driveway area finished in stone.

Large front, side and rear gardens finished in lawn.

PVC fascia, soffits and rainwater goods.

PVC oil storage tank.

External lighting.

Outside tap.

LARGE MATCHING DETACHED GARAGE 19'2" x 17'5"

PVC coated roller shutter door, separate service door, light, power and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.





An impressive, newly constructed detached family home extending to c.3,600 sq ft, with a large matching detached garage, set on a generous c.0.60 acre site with panoramic rural views.

Located just off the Tullywest Road at Nutts Corner, the property is ideally placed for Belfast International Airport, Antrim Area Hospital and the main commuter routes to Belfast, Lisburn and the North Coast.

The accommodation comprises a spacious reception hall, lounge with recess for a wood burning stove, open arch leading into sun lounge, separate family room with a recess for a wood burning stove, generous sized open plan kitchen/living/dining room, rear hall, office suite/games room, utility room and furnished cloakroom. On the first floor there are five well proportioned bedrooms, including a principal suite with walk-in wardrobe and en suite shower room, a guest bedroom with en suite shower room, and a separate family bathroom.

The property is offered with a PC sum allowance of £25,000 towards the kitchen, utility room, wood burning stoves and sanitary ware, allowing the purchaser to finish the home to their own taste.

Externally, a shared concrete lane leads to a private stone driveway with ample parking, large matching detached garage, and generous gardens finished in lawn.

Other attributes include oil fired central heating with underfloor heating to ground floor, PVC



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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